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FOR IMMEDIATE RELEASE

NEWS RELEASE



Michael D. Brown, Mayor, City of Riviera Beach;
 Raymond Graziotto, President/CEO Seven Kings Holdings;
 David G. Schnyer, Chairperson, City of Riviera Beach City Council



Michael D. Brown, Mayor, Ann Iles, Chari Pre-Tem, District At Large,
 Donald R. Wilson, District 1,
 Raymond Graziotto, President/CEO Seven Kings Holdings
 Judy L. Davis, District 2, Elizabeth "Liz" Wade, District 3
 David Schnyer, Chairperson, District 4

Seven Kings Holdings, Inc. Announces Opening of Second Loggerhead Club and Marina™

Riviera Beach Direct Intracoastal to Ocean Marina Under Construction for 2005

by Leslie McKerns

JUPITER, FL – Seven Kings Holdings, Inc., the premier South Florida marina development and holdings company, announces Loggerhead Club and Marina—Riviera Beach™, the second full service marina facility to be unfurled under the Loggerhead Club and Marina™ flag. The landmark marina project was announced as a key project for the City at the December Riviera Beach City Commission Meeting, held Wednesday, December 15, 2004. Mayor Michael Brown welcomed luxury waterfront marina developers, Seven Kings Holdings, Inc. to the meeting, where Raymond Graziotto, President and COO of Seven Kings Holdings, Inc., spoke about the project.

"We are on track to open in the Fall of 2005, where Loggerhead Club and Marina—Riviera Beach™, will anchor the \$180 million dollar waterfront marina, restaurant and 351 unit, twin-tower luxury residential project jointly developed by Seven Kings Holdings, Inc. and the Swerdlow/ Boca Developers development team.

"We credit the success of this project to the support given by the City of Riviera Beach, and particularly, Mayor Michael Brown," said Raymond Graziotto. "Marina development requires careful planning and long term commitment to achieve this success, and this project was carefully thought out as a prime feature for the City. Loggerhead Club and Marina—Riviera Beach™. brings attractive amenities to the City of Riviera Beach in the manner of other quality cities.

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Waterfront access, indigenous tin roofed architecture, lush landscaping, ample space between buildings and walkways for the public help create a more attractive town. A direct access marina with no fixed bridges less than 65' and a large boat storage facility is a highly desirable amenity. In most places, you can't build new docks, and there's definitely a shortage of waterfront access and storage, especially for people with big boats,"

Graziotto said.

The Marina has plans for inside dry storage for more than 300 boats up to 45 feet in length, requiring construction of the largest marine fork lift that has ever been built. Formerly known as Inlet Harbor Marina, Loggerhead Club and Marina—Riviera Beach™, is under construction on Blue Heron Boulevard on the direct Intracoastal waterfront overlooking Singer Island, just West of Phil Foster Park.

With the inclusion of the second Loggerhead Club and Marina™ project to the brand, Seven Kings Holdings, Inc. is slated to become one of the State's largest marina developer and operators, with holdings from Miami north to Vero Beach. The Company has a foundation of sustainable ecologically sound development, actively seeking and securing the State's Clean Marina™ designation for each of their marinas, ensuring environmentally sound boating and fueling practices.

"The importance of this marina project is paramount in light of the \$50 million dollars newly authorized by Palm Beach County voters to preserve and enhance public waterfront access for boaters," said Graziotto. "Loggerhead Club and Marina—Riviera Beach™, significantly provides public access to the Intracoastal and allows for the safe harbor and storage of larger boats, increasingly important to the \$10.2 billion dollar boating industry in Florida," says Graziotto.

"Florida is all about boating and being on the water, and a marina that provides direct access to the Intracoastal and the ocean is a hot commodity. People come to Florida for the weather and the water. Having the construction fully underway in South Florida's peak tourism and boating months of mid-October to mid-April, will generate peak interest for the City of Riviera Beach and its waterways."



Seconds away from Phil Foster Park, the project is near newly sculpted Peanut Island and the Lake Worth Inlet, a premier all weather inlet on the east coast of Florida.

The marina project is of prime importance to Mayor Michael Brown and the City of Riviera Beach as it is the north anchor to the City of Riviera Beach's redevelopment plan, and key to the funding of the future projects for the City, including other key development projects for Riviera Beach such as the moving of US 1,

expanding the waterfront parcel and allowing for the planned large waterfront mixed use project, Harbor Village.

“There are nearly 830,000 registered vessels, and 400,000 visiting vessels annually operating in Florida, says Seven Kings Holdings, Inc. Chairman, JC Solomon, II. “We feel that the coming of this project is great news because of the estimated \$42 billion dollars worth of property damage done to Florida in the 2004 hurricanes, including damage to many of the marinas and docks in South Florida.” Loggerhead Club and Marina—Riviera Beach™ is of importance as one of the first completely new marina and boat storage facilities to be underway for the public since the impact of the four hurricanes hitting Florida in 2004.

Boating creates much locally generated revenue,” said JC Solomon II, Loggerhead Club and Marina™ partner, “and we are pleased that our project provides an economic boost to the CRA that will spur the completion of other key projects for the City of Riviera Beach. The quality of the project and the experience of the development team behind it certainly encourages others to invest in the City and its future.”

Loggerhead Club and Marina—Riviera Beach™, is less than five minutes from the Palm Beach Inlet, with no bridges or other obstructions less than 65’ preventing full access and enjoyment. The Marina will supply all of the needs of the area’s boaters, with full marina service seven days a week, marine retail stores providing electronics, canvas and fishing equipment, a professionally stocked ship’s store, fueling facilities, onsite repairs, maintenance and brokerage, and storage lockers for oversized fishing and boating gear. Plans include an onsite lounge and country club level bath and shower facilities.

The Marina incorporates a Club Membership with extensive benefits at this marina and others within its ownership. A Captain’s Lounge and Virtual office will be available, as well as a Club Members Only pool, hot tub and spa with special limited access will allow members to enjoy all of the amenities planned for the Marina Grande condominium project. Additional marina services will also be available to Club members.

The Loggerhead and Marina™ brand promotes consistent and outstanding service in the marina business. Uniformed staff will greet members and guests while offering full service benefits including concierge level amenities. The brand will have unique amenities, benefits and products, including the Captain’s Lounge with free gourmet coffee, bottled water, daily local papers, and convenient virtual offices with fax, email, and shipping. Also standard are affiliated maintenance and facility usage programs, trip planning, membership discounts at Loggerhead Marina™ ship store, bikes, picnic grounds, and fuel dock.

Loggerhead Club and Marina—Riviera Beach™ features:

- *A new state-of-the-art **Dry Storage** building incorporating the latest design in rack systems for boats up to **45 feet** in length.*
- *A completely stocked **Ship’s Store** with a wide variety of quality marine supplies, bait, cold drinks, snacks, ice and other food items; next day delivery on all custom orders.*
- *A full-service **Texaco Starport** fueling station with an advanced delivery system, utilizing an easy access floating dock and dispensing only High-Octane gasoline and Marine-grade diesel.*
- *The largest ever **Marine Forklifts**, specifically designed and custom-built for this facility, to handle all boats with complete ease and safety.*
- *Full **Marina Service** seven days a week, staffed by well-trained uniformed employees*
- *Complete resource / referral center for all marine related **Repairs, Refurbishing and Maintenance** offered by fully accredited, licensed and insured marine service contractors.*
- ***Vessel care** including regular upkeep, wash, engine flush, wax and service check.*
- ***Luxury Rest Facilities** complete with air conditioned shower areas, changing rooms, lockers and lounging areas.*
- ***Virtual Office** including message center, high-speed internet access, email services, print, copies and meeting space.*
- ***Spa / Massage and Laundry / Dry Cleaning** services on site.*

- **Phase II full service Restaurant** with a waterfront view of the Loggerhead Club and Marina, Riviera Beach™ marina basin and the Intracoastal, open daily for a complete breakfast, lunch and dinner service.
- South Florida cuisine and marine favorites custom ordered through the **Catering** office. Breakfast, lunch, dinner and everything in between available with 24 hour notice.

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Seven Kings Holdings, Inc., Raymond Graziotto, and JC Solomon II, owner and developer of marinas, master planned communities, marina development and resort properties, including Loggerhead Club and Marina, Palm Beach Gardens, FL™, Waterways Marina, Aventura, FL, Grand Harbor Resort, Vero Beach, FL, and One Harbor Place, Melbourne, FL. <http://www.skholdings.com>

Loggerhead Club and Marina™ brand is owned by Seven Kings, Holdings, Inc., headquartered in Jupiter, Florida, a premier development and holdings company of independently owned and operated luxury marinas and related properties. www.skholdings.com

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